

PB# 90-52

NORSTAR BANK SP

65-2-20

Approved
3/27/91

General Receipt

11747

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Nov 20 1990

Received of Norstar Bank \$ 25.00

Twenty-five and 00 DOLLARS

For Planning Board App. Fee #90-520

By Pauline D. Townsend
Town Clerk
 Title

DISTRIBUTION

FUND	CODE	AMOUNT
CP# 047350		25.00

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

11746

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Nov. 20 1990

Received of Town Clerk \$ 750.00

Seven Hundred fifty and 00 DOLLARS

For Norstar Bank #90-52 Site Plan Minimum

By Susan Zappala
Deputy Comptroller
 Title

DISTRIBUTION

FUND	CODE	AMOUNT
CP# 0727001		750.00

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

11904

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

March 20 1991

Received of Norstar Bank \$ 100.00

One Hundred 00 DOLLARS

For P.B. # 90-52 Site Plan Approval

By Pauline M. Townsend
Town Clerk
 Title

DISTRIBUTION

FUND	CODE	AMOUNT
CP# 012846		100.00

Williamson Law Book Co., Rochester, N. Y. 14609

FUND	CODE	AMOUNT
CR# 047355		35.00

By Raulene D. Townsend
Town Clerk
 Title

General Receipt 11746

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Town Clerk Nov. 20 19 90
Seven Hundred fifty and 00 \$ 750. 00
For Norstar Bank #90-52 Site Plan Minimum DOLLARS

DISTRIBUTION:

FUND	CODE	AMOUNT
CR# 0727001		50.00

By Susan Zappala
Deputy Comptroller
 Title

General Receipt 11904

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Norstar Bank March 20 19 91
One Hundred 00 \$ 100. 00
For P.B. # 90-52 Site Plan Approval DOLLARS

DISTRIBUTION:

FUND	CODE	AMOUNT
CR# 012846		100.00

By Raulene D. Townsend
Town Clerk
 Title

RUSSELL G. GLUECK

(914) 888-2404

P.O. ASSOCIATES
 1110 N. WINDSOR, N.Y. 12590



universal
No. F5-15113

Eng. \$255.00

County File No. **WT 5 91 M**

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of **R. Glueck - Norstar Bank**
for a **Site Plan Review - Within 500' of NYS Rte. 32**
County Action: **Local Determination**

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.



**ORANGE COUNTY DEPARTMENT OF PLANNING
AND DEVELOPMENT**

New York City:
Manhattan Skyline

**124 Main Street
Goshen, N.Y. 10924**



NORSTAR BANK UPSTATE NY
69 STATE ST., ALBANY, NY 12201

DATE

03/14/91

CHECK NO.

012846
60212

DATE	INVOICE/CREDIT MEMO	TYPE	DESCRIPTION	GROSS	DISCOUNT	NET
3 14 91	PERMIT/03/14/91		TWN OF NEW WINDSOR	100 00		100 00
THE ATTACHED CHECK IS IN PAYMENT FOR ITEMS DESCRIBED ABOVE.				TOTAL ►		100 00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/21/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 90-52

NAME: NORSTAR BANK -- VAILS GATE OFFICE

APPLICANT: GLUECK, RUSSELL

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
11/20/90	SITE PLAN MINIMUM	PAID		750.00	
03/19/91	P.B. ENGINEER FEE	CHG	255.00		
		TOTAL:	255.00	750.00	-495.00

Please issue a check in
the amount of \$495.00 To:

Norstar Bank
69 State Street
Albany, N.Y. 12201

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/13/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-52

NAME: NORSTAR BANK - VAILS GATE OFFICE

APPLICANT: GLUECK, RUSSELL

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	11/20/90	MUNICIPAL HIGHWAY	02/07/91	SUPERSEDED BY REV1
ORIG	11/20/90	MUNICIPAL WATER	11/21/90	APPROVED
ORIG	11/20/90	MUNICIPAL SEWER	02/07/91	SUPERSEDED BY REV1
ORIG	11/20/90	MUNICIPAL SANITARY	11/21/90	APPROVED
ORIG	11/20/90	MUNICIPAL FIRE	12/05/90	APPROVED
ORIG	11/20/90	PLANNING BOARD ENGINEER	02/07/91	SUPERSEDED BY REV1
REV1	02/07/91	MUNICIPAL HIGHWAY	03/04/91	SUPERSEDED BY REV2
REV1	02/07/91	MUNICIPAL WATER . NOTIFY WATER DEPT. FOR LOCATION OF WATER SERVICE	02/12/91	APPROVED
REV1	02/07/91	MUNICIPAL SEWER	03/04/91	SUPERSEDED BY REV2
REV1	02/07/91	MUNICIPAL SANITARY	02/07/91	APPROVED
REV1	02/07/91	MUNICIPAL FIRE	02/13/91	APPROVED
REV1	02/07/91	PLANNING BOARD ENGINEER	03/04/91	SUPERSEDED BY REV2
ORIG	02/05/91	O.C. PLANNING DEPT.	03/11/91	LOCAL DETERMINATION
REV2	03/04/91	MUNICIPAL HIGHWAY	/ /	
REV2	03/04/91	MUNICIPAL WATER	03/07/91	APPROVED
REV2	03/04/91	MUNICIPAL SEWER	/ /	
REV2	03/04/91	MUNICIPAL SANITARY	03/06/91	APPROVED
REV2	03/04/91	MUNICIPAL FIRE	/ /	
REV2	03/04/91	PLANNING BOARD ENGINEER	/ /	
ORIG	/ /		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/13/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 90-52

NAME: NORSTAR BANK - VAILS GATE OFFICE

APPLICANT: GLUECK, RUSSELL

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/27/91	P.B. APPEARANCE	WAV.PUB HER:ND:RET
01/16/91	P.B. APPEARANCE	L.A.- SITE VISIT REQ
	. P.B. WILL VISIT SITE FOR INSPECTION	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/27/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Application

FOR PROJECT NUMBER: 90-52

NAME: NORSTAR BANK - VAILS GATE OFFICE

APPLICANT: GLUECK, RUSSELL

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
11/20/90	APPLICATION FEE	CHG	25.00		
11/20/90	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/27/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 90-52

NAME: NORSTAR BANK - VAILS GATE OFFICE

APPLICANT: GLUECK, RUSSELL

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
11/20/90	SITE PLAN MINIMUM	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

NORSTAR BANK SITE PLAN (90-52) ROUTE 32

Mr. Albert E. Teetsel, Assistant Vice President of Norstar Bank came before the Board representing this proposal.

MR. TEETSEL: I believe the purpose of this meeting tonight is to review the guardrail and the saving of that large oak tree at the entrance. Basically, what we have done is highlighted the curbing around the oak tree along with the guardrail down to a point not the guardrail, curbing that you requested along with the other guardrail that protects a customer who goes up to the drive-in driving lane from getting hit broadside which was another concern we all had.

MR. VAN LEEUWEN: Otherwise, I have no problems with it.

MR. MC CARVILLE: This is all concrete along here now?

MR. TEETSEL: Concrete all the way down to about here, okay, and then this is the bumper, not the bumper, the guardrail which is laid out here, landscaping type.

MR. MC CARVILLE: Very nice.

MR. PAGANO: How about the other trees, were they on your side?

MR. TEETSEL: No, the other side, that's the only tree that I know of. There's another tree right along the property line but I believe that's the post office. I think I left a video tape, if anybody had, looked at it, and I kind of picked up the tree and that was right.

MR. VAN LEEUWEN: That's not their tree.

MR. BABCOCK: Either way, it's not coming down, right?

MR. TEETSEL: No, not really.

MR. MC CARVILLE: Just make sure that the guys who put the curbing in know the big tree doesn't come down. I feel good I saved that tree.

MR. SCHIEFER: Any other questions?

MR. VAN LEEUWEN: I make a motion to approve it.

MR. MC CARVILLE: Have we taken SEORA?

MR. EDSALL: You're all done with everything.

MR. MC CARVILLE: I'll second the motion.

MR. DUBALDI: Orange County Planning?

MR. EDSALL: You've received Orange County Planning.

MR. PAGANO: What kind of lights are you going to use, usually banks use something with a little class?

MR. TEETSEL: It will be class, guarantee, I know what you're saying because we have a job we're looking at down in Meadow Hill and it's just directly coming down, it's not--

MR. PAGANO: No halo effect.

ROLL CALL:

Mr. Pagano	Abstain
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. TEETSEL: When can we get the building permit?

MR. MC CARVILLE: As soon as you pay the fees.

MR. BABCOCK: Got to pay the fees and then bring in six or eight plans and bring some checks with you as far as the fees. If there's any due, might be a refund on the escrow amount.

NORSTAR BANK SITE PLAN (90-52) ROUTE 32

Mr. Russell Gleuck came before the Board representing this proposal.

MR. GLEUCK: My name is Russell Gleuck, architect for Norstar Bank. This is Mr. Tetz (phonetic), the Vice President for Norstar. We met at the work session I think on the 5th of this month and went through certain items that were on the previous requests. We have made the revisions that they have asked us to do. I think basically adding and extending the bumper guard rail around to the side where the drive-up traffic is. This guard rail is now brought down to here.

MR. MC CARVILLE: We--several Members of the Planning Board did a site tour down there. When was it, Sunday morning.

MR. LANDER: Sunday morning.

MR. MC CARVILLE: And the summary of what we were looking at was the relationship of the two-way drive to the easterly corner of the lot near the post office driveway. The fact that the only two trees on the property that probably not only on the property but in the whole Vails Gate area that are over 40 feet are scheduled for removal.

MR. GLEUCK: DOT took down a couple already.

MR. MC CARVILLE: There's a beautiful oak on the corner of the property that's marked right here existing tree to be removed. That's a beautiful tree. Ron, do you want to comment on what our thoughts were there?

MR. LANDER: Well, we had discussed that between these two driveways, the distance is going to be what, three or five feet?

MR. GLEUCK: Yes.

MR. LANDER: Not only so that would bring us in close proximity of course the State has all this laid out, they must have took that into consideration. My view on the whole thing was instead of having this guard rail here, and you wanted to save that tree, all right because it's the only one left, do curbing here, segregate the traffic, all right, for the in and out. The only problem I had was with the three to five feet

safety. You can do it if you want to run guard rails passed there, fine, you're going to have three to five feet, 6 inch high curb I would imagine out in front here.

MR. VAN LEEUWEN: To put a guard rail down that whole center of the property is going to look like hell.

MR. LANDER: I don't like guard rails anyway.

MR. VAN LEEUWEN: What's the matter with curbing?

MR. TETZ: I'm getting confused with guard rail and curbing, talking about curbing replacing the guard rail?

MR. GLEUCK: Put in guards and eliminate guard rail.

MR. VAN LEEUWEN: You realize what the guard rail is going to look like, it's going to be an eyesore.

MR. GLEUCK: It's not the one we had originally shown you. You asked us to revise. It's a metal 8 inch square tube similiar to what you see on the highways.

MR. VAN LEEUWEN: I know what you see and I hate them.

MR. LANDER: It's a little neater looking.

MR. MC CARVILLE: Let's address the issue of the driveway, let's take care of the tree and the driveway. Then we'll get to the guard rails.

MR. LANDER: We'd like to see the tree stav and another member had a problem with the three to five feet over here and this end because this driveway opening here is 24 here but the whole opening is, we have 50 feet wide, right?

MR. GLEUCK: Yes, with the separation.

MR. LANDER: Do we need 24 feet on this end here? I would imagine--

MR. GLEUCK: With the traffic 12 feet is the standard width. If you get 9 feet, you're getting a little tight.

MR. LANDER: They are even considering leaving the island. Moving it over this way a certain amount and

moving this line over. So, that we can leave the island here, have the traffic come in and then have your guard rail here to separate that.

MR. DUBALDI: Is there anyway you can branch this traffic off into two lanes, start off and branch out into two lanes, start off and branch out into two?

MR. GLEUCK: As soon as you start maneuvering, you're getting four cars lined up here and--you know.

MR. LANDER: You have the same situation now. You can't get in.

MR. GLEUCK: They have cut this driveway off so what's happening here if we don't make these two separate areas, you're going to have drive-up traffic interfering with traffic here. You want to be free here. These people come here, they can't come in, they'll go around. The attempt was to try to separate both traffic otherwise you'll have the drive-up traffic bottlenecking. I have no problem with putting the curb instead of the railing.

MR. LANDER: We can save this tree. We get there and there's a tree standing there.

MR. GLEUCK: You should have seen the tree we took down.

MR. LANDER: There's two trees in here?

MR. GLEUCK: I think probably on the post office property, they are not shown.

MR. LANDER: We couldn't find a stake.

MR. GLEUCK: I think they're the post office.

MR. MC CARVILLE: On the plan, we were, what you're talking about is put an island in here?

MR. GLEUCK: Just around the tree and come into a curb.

MR. MC CARVILLE: Why would you not want to leave an opening in here?

MR. GLEUCK: We don't want the people to come out of here. If you're going into the drive-up traffic--

MR. MC CARVILLE: This is going to have a sign drive-in only?

MR. GLEUCK: Yes and this is parking only.

MR. MC CARVILLE: What's this sign say?

MR. GLEUCK: The numbers are here, drive-in teller, trying to separate the traffic to the drive-up window from the parking.

MR. MC CARVILLE: Ron, what was your idea on that?

MR. LANDER: To save the tree, around this tree and then just run concrete curb island, let's say down. I would bring it to the end here.

MR. GLEUCK: Eliminate the guard rail at that point?

MR. MC CARVILLE: I don't see why you need the guard rail.

MR. GLEUCK: It was asked that we put it in.

MR. TETZ: We got a guard rail in there, okay, and it's going all the way down in front of the ATM, okay, what portion do you want us to take out and what portion--

MR. VAN LEEUWEN: The whole thing.

MR. TETZ: One of the things your engineer was concerned with if someone pulls up here, we just had bumpers and overshoots and you have somebody here doing a money transaction, they're going to get pounded right into the side. I want to know what guard rail you want in and the curbing.

MR. EDSALL: I suggest you keep the guard rail that would isolate the parking from the teller traffic because you're going to get people broad sided if you don't have a physical barrier.

MR. MC CARVILLE: I have no problem with that but when you're looking at the guard rails, what you should probably look at is a low profile wood guard rail of some sort.

MR. TETZ: I have no problem. We had the one guard rail Mr. Lander expressed concern now we want wood. I'll put wood in if it's aesthetically pleasing.

MR. VAN LEEUWEN: The guard rail cuts the whole property in half, down sizes the property, follow me?

MR. TETZ: I'm concerned about, you know, like he was concerned about an accident.

MR. GLEUCK: The reason we put precast bumper stops because we can pull cars away. Therefore, when you pull into this thing, you're going to stop. The question is it should be far enough away to keep this--

MR. MC CARVILLE: This guard rail will be eliminated and replaced with a divider and a small planter around the tree. This will be done in a wooden type guard rail.

MR. TETZ: Should this be any landscaping ties around the tree or what?

MR. MC CARVILLE: Should be in the curbing.

MR. DUBALDI: Make sure that the wood is strong enough to stop a car so it's going to not just push it over or anything.

MR. MC CARVILLE: Any other comments?

MR. VAN LEEUWEN: I wanted to know what the distance between the driveway was here. You have got this distance and another down here. How far from your property.

MR. GLEUCK: This is about three or four feet off of it.

MR. TETZ: I brought a video tape. It's a five minute video tape and I went through this whole property. One of the individuals asked about the site elevation between our property and the post office here and the Chinese place over here and I went over and took views of the whole property. It's a five minute tape. I have the machine outside. I can show it to you.

MR. MC CARVILLE: I don't think that would be necessary. If you can leave the tape, we could leave it in the file if anybody is interested.

MR. VAN LEEUWEN: We all know the property.

MR. MC CARVILLE: We walked it.

MR. GLEUCK: To answer your question how wide is the post office property, probably about 75 to 100 feet so within those dimensions is where the curbs are.

That's not a very large parcel.

MR. VAN LEEUWEN: You have a couple driveways coming out.

MR. TETZ: That's the reason I took the video tape.

MR. MC CARVILLE: The other comment that came up when we were down there was the possibility of putting some type of a walkway or steps between the post office and your property and however I'm sure people that have the post office property won't want that for fear people would want to park there. It was a thought.

MR. GLEUCK: I think much traffic there is in and out, pretty quick.

MR. VAN LEEUWEN: I have no problem.

MR. MC CARVILLE: We have a motion to suspend with the public hearing.

MR. VAN LEEUWEN: I'll so move.

MR. LANDER: I'll second it.

ROLL CALL:

Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye

MR. EDSALL: Maybe just so that we don't have to necessitate them coming back to the work session really alls they are doing is going to modify this entrance on Old Temple Hill Road and come back with a version we just discussed.

MR. MC CARVILLE: I don't see any problem. I'll have to--we have to make a determination under SEQRA.

MR. VAN LEEUWEN: I make a motion we declare a negative declaration.

MR. LANDER: I'll second it.

ROLL CALL:

Mr. Dubaldi	Aye
Mr. Lander	Aye

ROLL CALL (CONT'D):

Mr. VanLeeuwen Aye
Mr. McCarville Aye

MR. DUBALDI: There's no sidewalks, correct?

MR. MC CARVILLE: No sidewalks.

MR. GLEUCK: State is putting sidewalks in.

MR. MC CARVILLE: They'll be on the State right-of-way. You folks get the pleasure of maintaining them.

MR. GLEUCK: All you want us to do is resubmit these corrected drawings with these changes made, curbs and on the tree and on the guard rail.

MR. MC CARVILLE: Let's put a motion on it now. Motion subject to revised plan or I don't--

MR. VAN LEEUWEN: I'd like to see it first.

MR. GLEUCK: Trying to get the construction permit issued. We have been waiting since October.

MR. TETZ: As a layman and you know when we give you the plans, the revised plans as you suggested what's the timeframe before we can actually break ground?

MR. MC CARVILLE: The critical thing is getting fire approval on your revision. Is that correct?

MR. EDSALL: They have approved it twice. You may want to just send them a copy if you change the entrance. At this point, I'm done. Whatever arrangements you come up with for the entrance.

MR. TETZ: Conceivably in two weeks maybe?

MR. MC CARVILLE: If you get the plan back in and the agenda allows.

MR. TETZ: Thank you.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 11 March 1991
SUBJECT: Norstar Bank Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-90-52
DATED: 4 March 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-018

A review of the above referenced subject site plan was conducted on 11 March 1991.

This site plan is acceptable.

PLANS DATED: 28 February 1991; Revision 2.


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC: H.E.



MARY McPHILLIPS
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

PETER GARRISON Commissioner
VINCENT HARRING Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor

D P & D Reference No. NWT 5 91 M

County I.D. No. 65 / 2 / 20

Applicant R. Glueck - Norstar Bank

Proposed Action: Site Plan Review - Addition to existing bank

State, County, Inter-Municipal Basis for 239 Review Within 500' of NYS Rte. 32

Comments: There are no significant intercommunity or Countywide concerns to bring to your attention.

Related Reviews and Permits _____

County Action: Local Determination XX Disapproved _____ Approved _____

Approved subject to the following modifications and/or conditions: _____

3/7/91

Date

cc: A.E.

B. Kent Harmon
B. Kent Harmon

3-7-91

MAR - 2 1991

90-52

Revision 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Russell G. Glueck

for the building or subdivision of

North Star Bank

has been

reviewed by me and is approved ☒

disapproved _____

~~If disapproved, please list reason~~

Notify water dept. for location of water
Service -

HIGHWAY SUPERINTENDENT

Steve Duda
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: H.E.

90-52

Revision 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

alterationThe maps and plans for the ~~Site Approval~~ ✓

Subdivision _____ as submitted by
Russell G. Glueck for the building or subdivision of
Northstar Bank has been
reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT_____
WATER SUPERINTENDENTLymon R. Masten Jr
SANITARY SUPERINTENDENTMarch 16, 1991
DATE✓
C.C. M.E.

2-12-91

FEB 6 1991

90-52

Rev 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Russel G. Glueck for the building or subdivision of
Norstar Bank - Vails Gate has been
reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

Notify water dept. for location of water
service.

HIGHWAY SUPERINTENDENT

Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
cc: H.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 13 February 1991
SUBJECT: Norstar Bank Site Plan

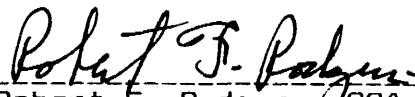
PLANNING BOARD REFERENCE NUMBER: PB-90-52
DATED: 6 February 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-010

A review of the above referenced subject site plan was conducted on 12 February 1991.

This site plan is acceptable.

PLANS DATED: 4 February 1991


Robert F. Rodgers, CCA
Fire Inspector

RR:mr
Att.

✓
CC:H.E.

FEB 6 1991

90-52

Rev 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

Russell G. Glueck for the building or subdivision of

Northstar Bank has been

reviewed by me and is approved ☒

disapproved _____

If disapproved, please list reason _____

Building is connected to Town Sewer System

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Luman H. Masten Jr

SANITARY SUPERINTENDENT

Feb. 7, 1991

DATE

✓
CC: M.E.

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 90-52

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date _____

☐ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name Norstar Bank

Address 1051 Union Ave. - New Windsor, N.Y. 12553

3. Applicant*: Name Glueck, R.

Address Rt. 209 - P.O. Box 97 - Wurtsboro, N.Y. 12790

* If Applicant is owner, leave blank

4. Location of Site: East side of N.Y.S. Rt. 32 - N.E. Corner of Old Temple Hill Rd
(street or highway, plus nearest intersection)

Tax Map Identification: Section 65 Block 2 Lot 20

Present Zoning District C Size of Parcel .2 Acres

5. Type of Review:

Special Permit: _____

Variance: Use _____

Area _____

Zone Change: From _____ To _____

Zoning Amendment: To Section _____

Subdivision: Number of Lots/Units _____

Site Plan: Use Addition to Existing Park

2-5-91
Date

Myron Mason Secy for the P.E.
Signature and Title



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 90-52
WORK SESSION DATE: 5 Feb '91 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No
PROJECT NAME: Novstar
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: _____
TOWN REFS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Myra was it sent → + Note that Sign #1 is existing being replaced
+ O/C Planning
+ didn't add guard rail, didn't add driveway, didn't modify guide rail



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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # -
WORK SESSION DATE: 7 NOV 90 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: revised plan.
PROJECT NAME: Newstar Vails Gate
PROJECT STATUS: NEW X OLD
REPRESENTATIVE PRESENT:
TOWN REPS PRESENT: BLDG INSP.
FIRE INSP. Rich
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

add signs to plan C zone
A-1
* values from pre-exist condit
other values, request to DOT taking
FIX BULK TUBE
possible 11/28 agenda
escrow \$750

11-21-90

90-52

NOV 20 1990

Orig.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Russel G. Glueck A.C.C. for the building or subdivision of
Norstar Bank - Vails Gate has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Will not interfere with water service

HIGHWAY SUPERINTENDENT

Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: H.E.

NOV 20 1990
Orig

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, _____
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

Russell G. Glueck for the building or subdivision of
Northstar Bank has been

reviewed by me and is approved ☒

disapproved _____.

If disapproved, please list reason _____

Bank is connected to existing sewer line

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynnam D. Masten Jr
SANITARY SUPERINTENDENT

November 21, 1990
DATE

NORST.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 5 December 1990
SUBJECT: Norstar Bank Site Plan

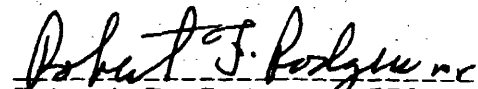
PLANNING BOARD REFERENCE NUMBER: PB-90-52
DATED: 20 November 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-107

A review of the above referenced subject site plan was conducted on 4 December 1990.

This site plan is acceptable.

PLANS DATED: 12 October 1990.


Robert F. Rodgers, CCA
Fire Inspector

RR:mr
Att.

✓
CC:M.E.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project NORSTAR BANK - Vails Gate Office
2. Name of Applicant R. Glueck Phone (914) 888-2404
Address Rte 209 P.O. Box 97 Wurtsboro, NY 12790
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record NORSTAR BANK Phone (914) 564-9500
Address 1051 Union Ave. Newburgh, NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan R. Glueck Phone (914) 888-2404
Address Rte 209 P.O. Box 97 Wurtsboro, NY 12790
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting R. Glueck, A. Teetsel Phone _____
(Name)
7. Location: On the east side of NYS Rte 32
northeast feet corner of Old Temple Hill Road
(Street)
(Direction)
of _____
(Street)
8. Acreage of Parcel 35000 sq.ft. (.8acre) Zoning District C
10. Tax Map Designation: Section 65 Block 2 Lot 20
11. This application is for Site Plan Approval

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership N.A.
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Robert G. Leary being duly sworn, deposes and says that he resides at Newburgh, NY in the County of Orange and State of New York and that he is (the owner in fee) of Sr. V.P. of NORSTAR BANK (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Russell G. Glueck to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

14th day of Nov. 1989

[Signature]
(Owner's Signature)

[Signature]
(Applicant's Signature)

Helen Marinzal
Notary Public

SENIOR VICE PRESIDENT
(Title)

HELEN MARINZEL
Notary Public, State of New York
County of Orange
Commission Expires Aug. 31, 1991
Registration No. 2533350

NOV 21 1991

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Robert G. Leary, Sr. V.P., deposes and says that he
resides at RD 2 Box 539 Walden, NY 12586
(Owner's Address)
in the County of Orange
and State of New York
and that he is the owner in fee of NORSTAR BANK - Vails Gate Office
Section 5 Block 2 Lot 20
which is the premises described in the foregoing application and
that he has authorized Russell G. Glueck
to make the foregoing application as described therein.

Date: 11-21-90

R. G. Leary, Sr. V.P.
(Owner's Signature)
Russell G. Glueck
(Witness' Signature)

PROJECT I.D. NUMBER

617.21

Appendix C

SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Russell G. Glueck	2. PROJECT NAME NORSTAR BANK - Vails Gate Office
3. PROJECT LOCATION: Municipality New Windsor, NY County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Northeast Corner of NYS Route 32 and Old Temple Hill Road	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Reorganize Existing Bank Operations internally, change of ingress & egress and drive-up facilities due to NYS DOT widening of Rte. 32	
7. AMOUNT OF LAND AFFECTED: Initially 0.86 acres Ultimately 0.80 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Branch Banking Facility	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Russell G. Glueck, Architect	Date: 14 Nov. 1990
Signature: <i>Russell G. Glueck</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

CC: M.E.

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? <input type="checkbox"/> Yes <input type="checkbox"/> No	If No, a negative declaration may be superseded by another involved agency.
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|--|
| 1. <u>X</u> Site Plan Title | 29. <u>x</u> Curbing Locations |
| 2. <u>X</u> Applicant's Name(s) | 30. <u>x</u> Curbing Through |
| 3. <u>X</u> Applicant's Address(es) | Section |
| 4. <u>X</u> Site Plan Preparer's Name | 31. <u>x</u> Catch Basin Locations |
| 5. <u>X</u> Site Plan Preparer's Address | 32. <u>x</u> Catch Basin Through |
| 6. <u>X</u> Drawing Date | Section |
| 7. <u>X</u> Revision Dates | 33. <u>x</u> Storm Drainage |
| | 34. <u>x</u> Refuse Storage |
| 8. <u>X</u> AREA MAP INSET | 35. <u> </u> Other Outdoor Storage |
| 9. <u>X</u> Site Designation | 36. <u>x</u> Water Supply |
| 10. <u>X</u> Properties Within 500 Feet | 37. <u>x</u> Sanitary Disposal Sys. |
| of Site | |
| 11. <u>X</u> Property Owners (Item #10) | 38. <u> </u> Fire Hydrants |
| 12. <u>X</u> PLOT PLAN | 39. <u>X</u> Building Locations |
| 13. <u>X</u> Scale (1" = 50' or lesser) | 40. <u>X</u> Building Setbacks |
| 14. <u>X</u> Metes and Bounds | 41. <u>X</u> Front Building |
| 15. <u>X</u> Zoning Designation | Elevations |
| 16. <u>X</u> North Arrow | 42. <u>X</u> Divisions of Occupancy |
| 17. <u>X</u> Abutting Property Owners | 43. <u>X</u> Sign Details |
| 18. <u>X</u> Existing Building Locations | 44. <u>X</u> BULK TABLE INSET |
| 19. <u>X</u> Existing Paved Areas | 45. <u>X</u> Property Area (Nearest |
| 20. <u>X</u> Existing Vegetation | 100 sq. ft.) |
| 21. <u>X</u> Existing Access & Egress | 46. <u>X</u> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <u>X</u> Building Coverage (% |
| 22. <u> </u> Landscaping (existing) | of Total Area) |
| 23. <u>X</u> Exterior Lighting | 48. <u>x</u> Pavement Coverage (Sq. |
| 24. <u> </u> Screening | Ft.) (20400) |
| 25. <u>X</u> Access & Egress | 49. <u>X</u> Pavement Coverage (% |
| 26. <u>X</u> Parking Areas | of Total Area) 58% |
| 27. <u>X</u> Loading Areas | 50. <u>x</u> Open Space (Sq. Ft.) (3200) |
| 28. <u>X</u> Paving Details | 51. <u>x</u> Open Space (% of Total |
| (Items 25-27) | Area) 91% |
| | 52. <u>x</u> No. of Parking Spaces |
| | Proposed. |
| | 53. <u>x</u> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

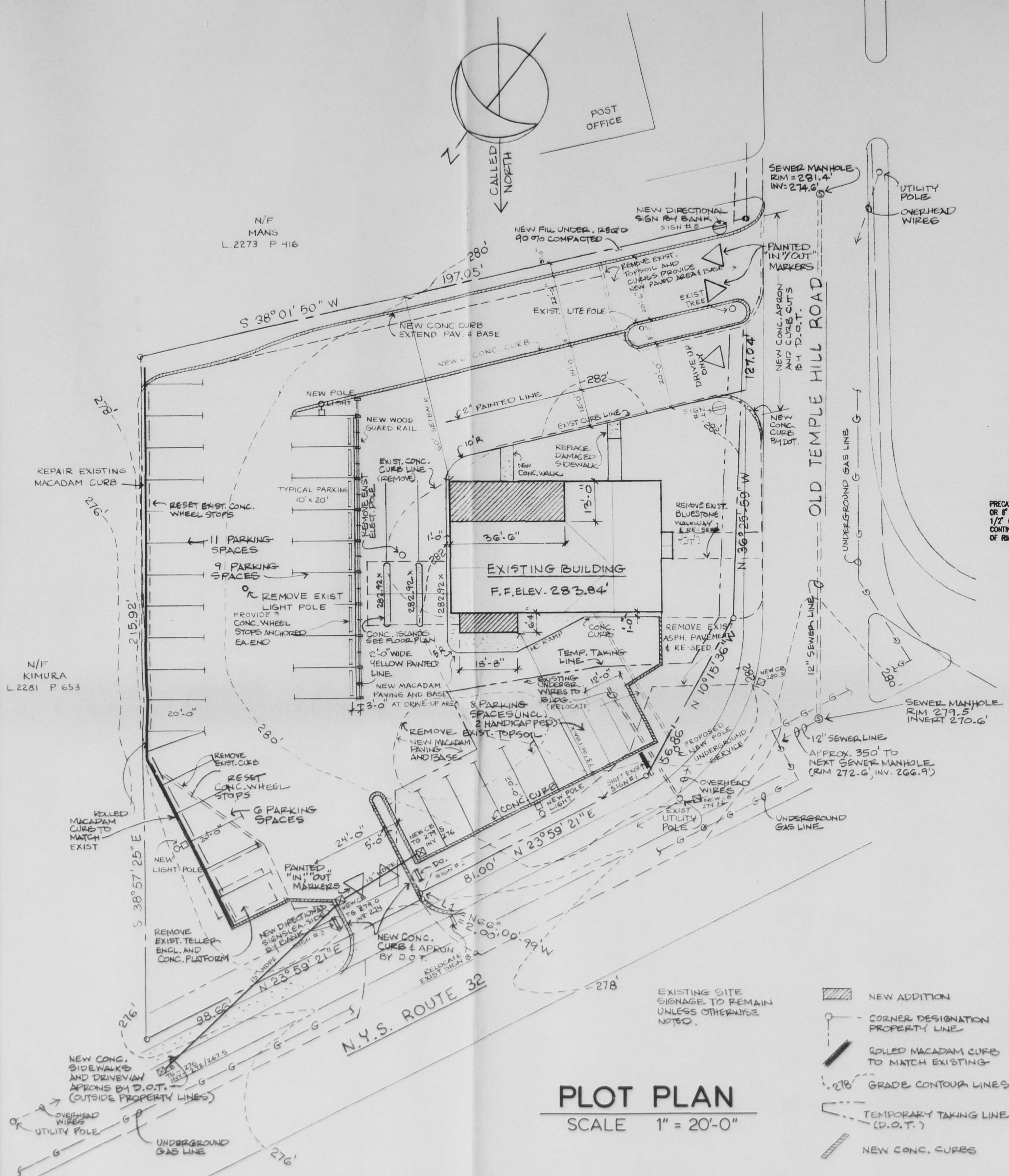
The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: _____

Licensed Professional
Russell G. Glueck R.A.

Date: 13 November 1990



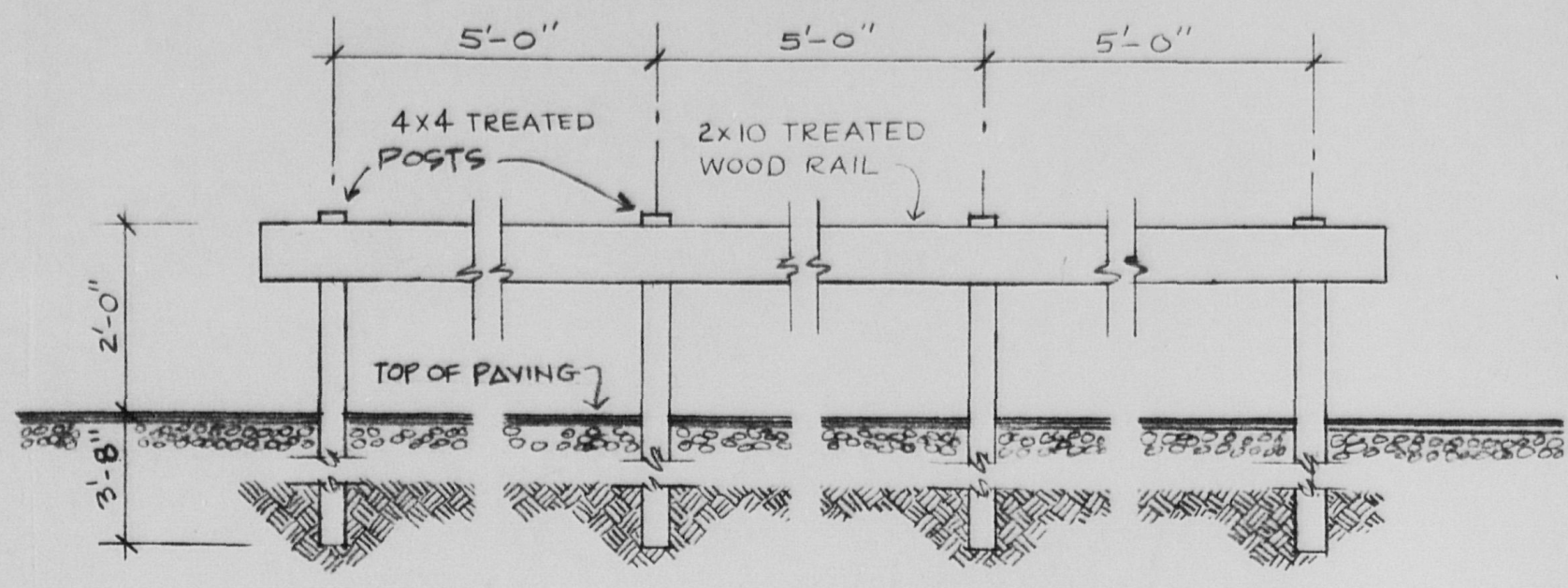


PLOT PLAN
SCALE 1" = 20'-0"

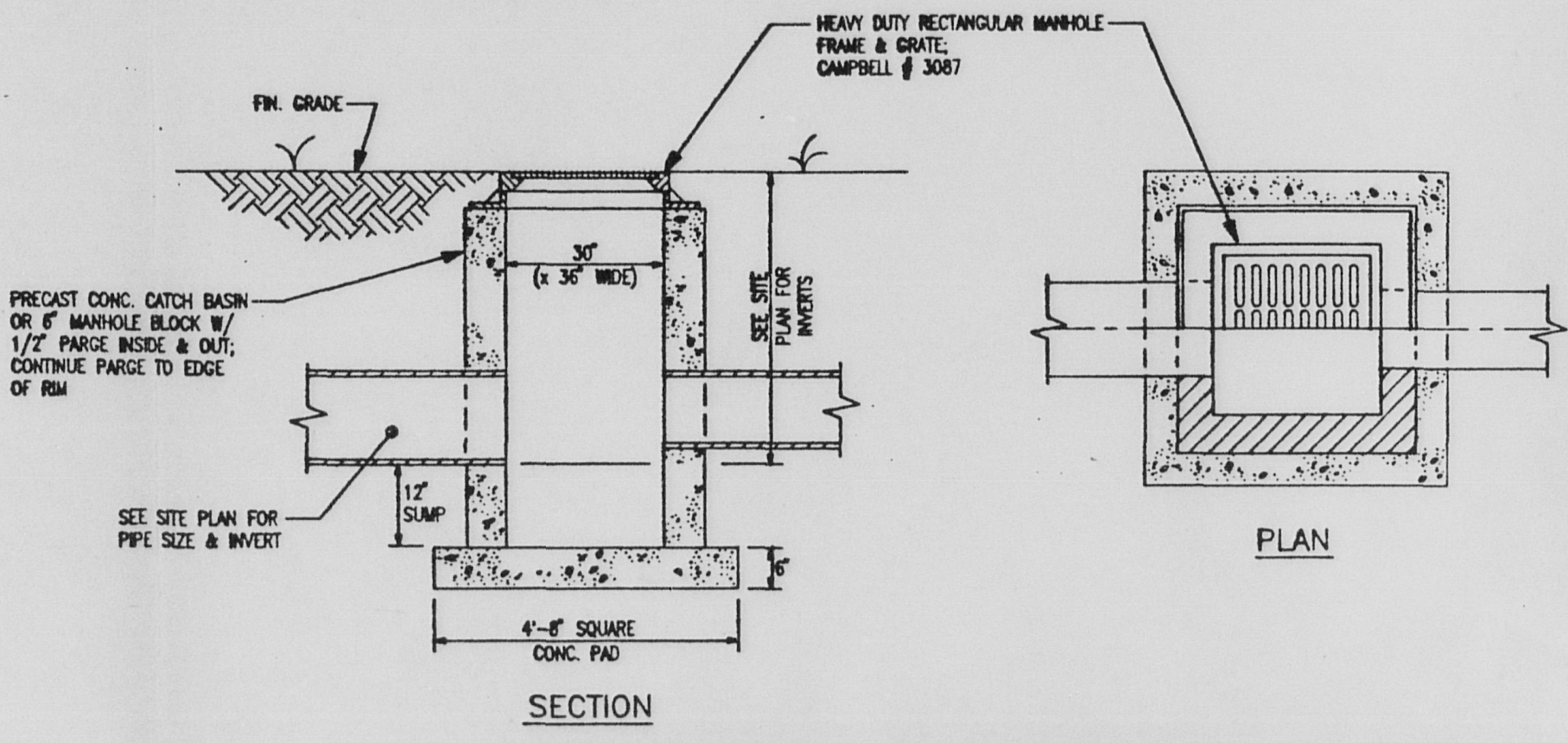
GENERAL NOTES

1. ALL GRADES TO CONFORM TO EXISTING GRADES WHERE POSSIBLE. PATCH ALL BITUM. PAVING AND CURBS TO MATCH EXIST. PATCH ALL GRADES AWAY FROM BUILDING.
2. ALT. #1 PROVIDE NEW 1/2" ASPHALT PAVING AND TACK COURSE OVER EXIST. PAVED AREAS.
3. ALL EAST PROPERTY CURBS TO BE CONCRETE. ALL INTERIOR CURBS TO BE CONCRETE AS DETAILED. ALL NORTH PROPERTY CURBS EXISTING MACADAM. PATCH AND REPAIR.
4. ALL PARKING SPACES ARE 10' x 20' UNLESS DESIGNATED OTHERWISE.
5. SIGNAGE BY BANK (NIC).
6. RE-STRIPE PARKING LOT.

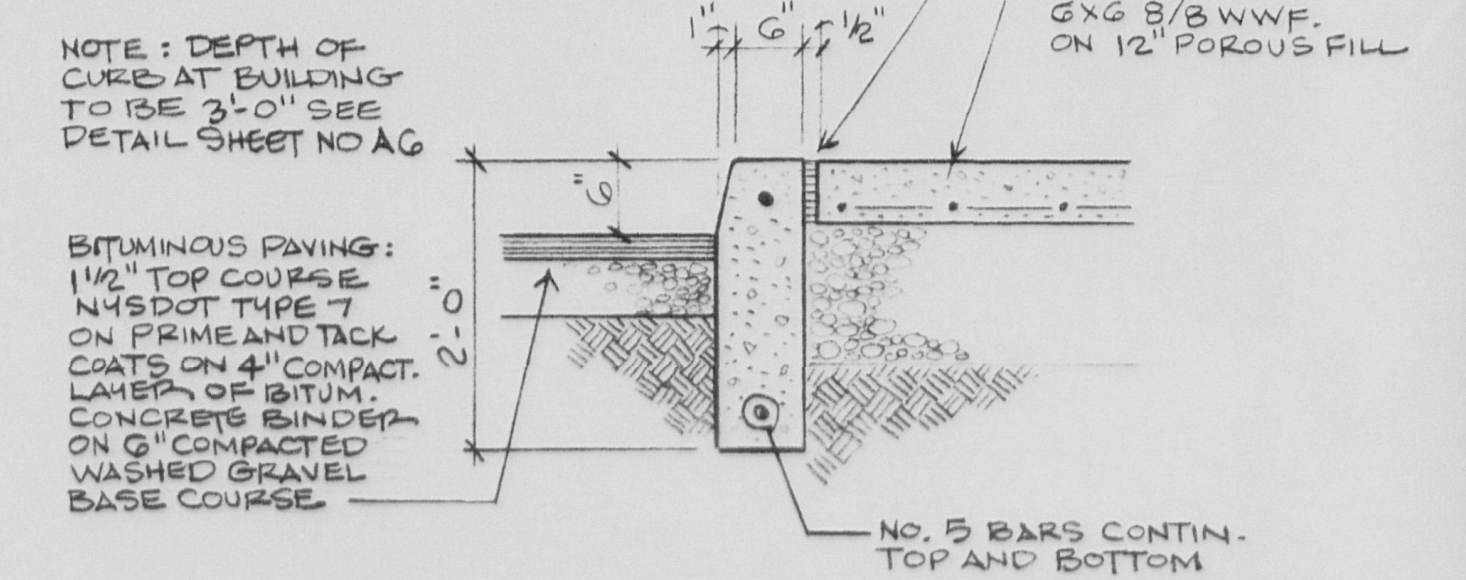
- NEW ADDITION
- CORNER DESIGNATION PROPERTY LINE
- ROLLED MACADAM CURB TO MATCH EXISTING
- GRADE CONTOUR LINES
- TEMPORARY TAKING LINE (D.O.T.)
- NEW CONC. CURBS



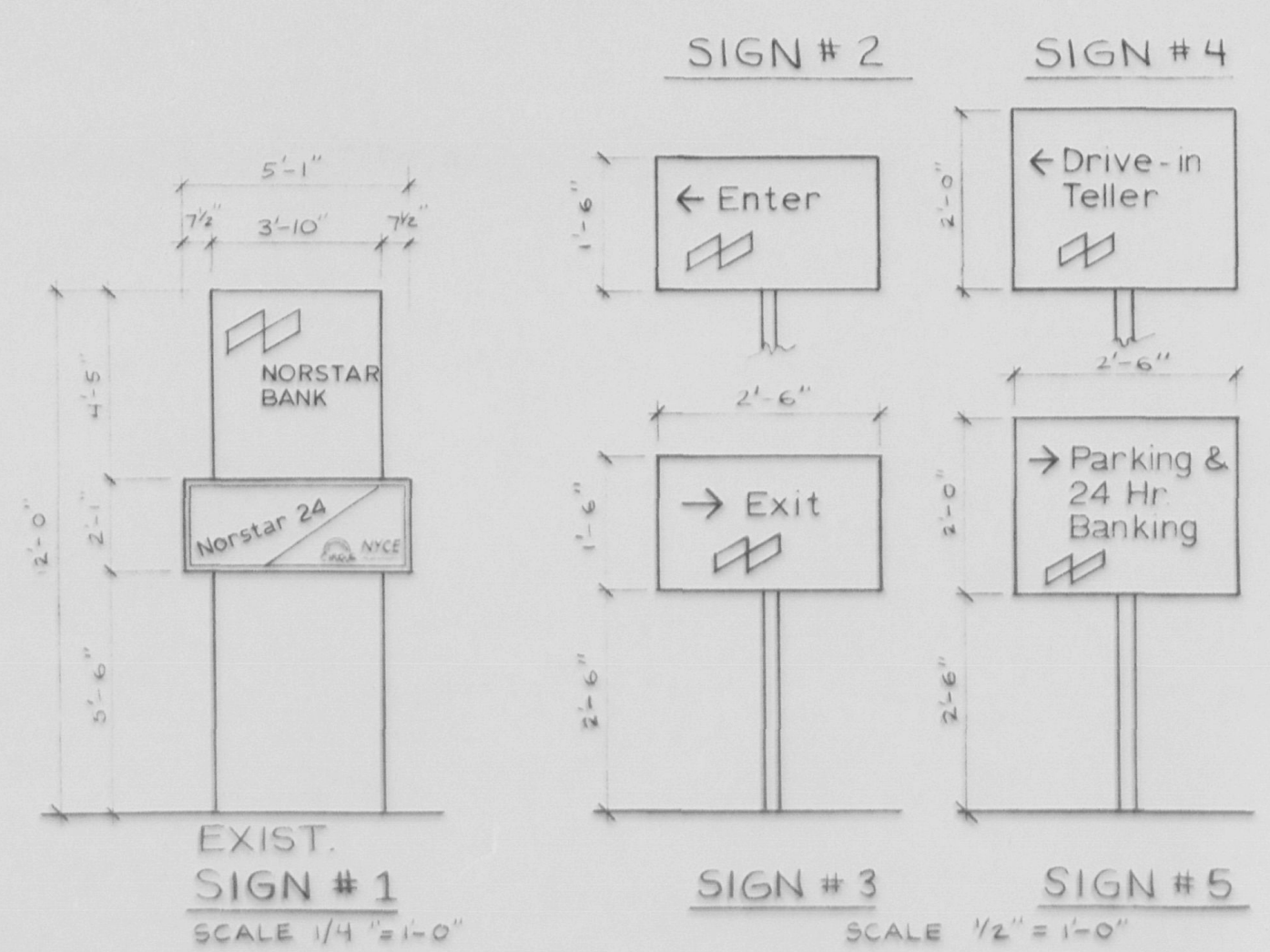
GUARD RAIL DETAIL
SCALE: 1/2" = 1'-0"



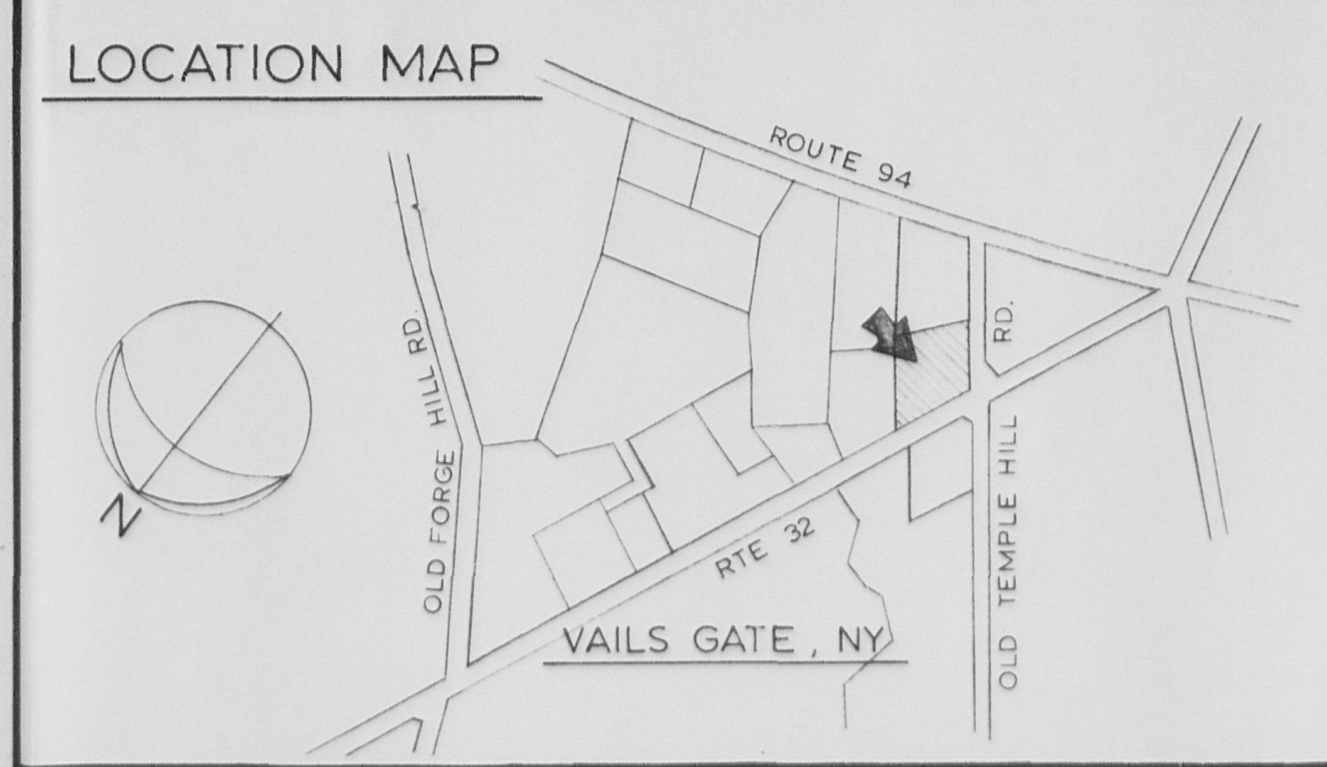
CATCH BASIN DETAIL
NO SCALE



CONCRETE CURB AND SIDEWALK DETAIL
SCALE: 3/4" = 1'-0"



DOOR TYPES		JAMBS		DOOR SCHEDULE		VINYL WALLCOVERING	
SCALE 1/4" = 1'-0"	SCALE 1/4" = 1'-0"	SCALE 1/2" = 1'-0"	SCALE 1/2" = 1'-0"	NO.	TYPE	REMARKS	1
(A)	(A)	(A)	(A)	100a	100b	ALUM. / GLASS	2
(B)	(B)	(B)	(B)	103	B	2'-6" x 1'-6" x 1/2"	3
(C)	(C)	(C)	(C)	104a	B	2'-8" x 1'-6" x 1/2"	4
				104b	B	3'-0" x 1'-6" x 1/2"	5
				105	106	ALUM. / SCW	6
				108a	B	2'-4" x 1'-6" x 1/2"	7
				110	B	3'-0" x 1'-6" x 1/2"	8
				111	A	3'-0" x 1'-6" x 1/2"	9
							10



TOWN OF NEW WINDSOR BULK REQUIREMENTS	
ZONE DESIGNATION C - DESIGN SHOPPING	
SECTION 65 BLOCK 2 LOT 20 USE A-1	
MINIMUM REQUIREMENTS	PROPOSED
LOT AREA	40,000 SQ FT
LOT WIDTH	200 FT
REAR YARD	30 FT
SIDE YARD	30 FT
BUILDING HEIGHT	4' FT
FRONT YARD	60 FT
FLOOR AREA RATIO	0.5 (MAX)
PARKING	1 PER 300 SQ FT (3000 SQ FT)
	10
	34

MAP REFERENCE
ALL SITE SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY GREVAS & HILDRETH, P.C. LAND SURVEYORS, NEW WINDSOR, N.Y., DATED 11 JULY, 1990 - JOB #89-036 PREPARED FOR NORSTAR BANK OF UPSTATE NEW YORK, N.A./SURVEY OR LICENSE #49396 NYLS.

RUSSELL G. GLUECK ARCHITECT
P.O. BOX 97, WURTSBORO, N.Y. 12790

NORSTAR BANK
VAILS GATE, NEW YORK

DRWG. NO. **A-1**
28 Feb 1991
4 Feb 1991